Taylored Lets
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Tenant Price List for Repairs/Replacement Items/Decoration Following Move Out

All the below charges are subject to change and are indicative of commercial costs involved in replacing damaged items/repair works required to your property as a result of a tenant breach. Where costs are higher than stated or not listed, invoices and receipts can be provided for your records.

To avoid the above costs being applied, Taylored Lets recommend that you try to resolve any damages in your property prior to vacating the property.

Description of Works/Item	Charge (inc. VAT)
Replacement Smoke Detector	From £84.00
Replacement Heat Detector	From £96.00
Replacement Carbon Monoxide Detector	From £126.00
Replacement Detector Batteries (9v Squared)	From £6.00
Replacement Light Bulbs	From £6.00
Decoration of Single Wall	From £108.00
Decoration of Full Room	From £270.00
Replacement Internal Door	From £162.00
Replacement Fire Door	From £291.94
Replacement Timber Door	From £675.00
Replacement UPVC Door	From £875.00
Replacement Composite Door	From £975.00
Supply and Fit Replacement Letter Box Cover	From £42.00
Decoration to Timber Door	From £108.00
Replacement Spring or Rubber Doorstop	From £9.00
Replacement Mattress (including disposal of old)	From £276.00
Replacement Bed Base (including disposal of old)	From £264.00
Replacement Mattress Protector (waterproof)	From £42.00
Cleaning of Mattress	From £57.60 per side
Replacement Habitat Macadam Metal Folding Chair	From £48.00
Replacement DSW Chair	From £72.00
Replacement Kitchen Bin	From £42.00
Replacement Hob	From £264.00
Replacement Microwave	From £120.00
Replacement Built In Microwave	From £240.00
Replacement Kettle	From £60.00

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Replacement Toaster	From £60.00
Replacement TV Remote	From £48.00
Replacement TV Remote batteries (2 x AAA)	From £6.00
Replacement Dining Table (4)	From £360.00
Replacement Dining Table (6)	From £450.00
Replacement Sofa (including disposal of old)	From £720.00 (size dependant)
Replacement Armchair	From £396.00
Replacement Study Desk	From £252.00
Replacement Taylored Lets Wall Art	From £84.00
Replacement Mop and Bucket Set	From £36.00
Replacement Sweeping Brush	From £18.00
Replacement Dustpan & Brush	From £15.00
Replacement Key	From £12.00 per key
Replacement Entrance Fob	From £85.00
Replacement Car Park Barrier Fob	From £100.00
Lock Change to Secure Property	From £75.00 (covers up to 5 keys with additional keys charged at £12.00 each). In event of additional locks needing changed on same visit then this would be £42.00 per lock)
Clearance of Blocked Washing Machine/ Dishwasher	From £48.00
Clearance of Blocked Shower/ Toilet	From £48.00
Oven & Hob Clean	From £72.00
Erroneous Call Out Charge	From £42.00
Disposal of Rubbish	From £12.00 per bag (larger items will incur higher charges) More information below.
Any waste left by a tenant must be disposed of by the Landlord as commercial waste and items classified as POPS waste or electrical waste are problematic to dispose of in this way. These items will be charged on an individualised basis and are likely to be very expensive. We would urge tenants to dispose of waste themselves using Council facilities that do not pass on the high cost burden to Domestic Users.	
Costs to Landlords for services	
Tenant Referencing	£50.00
Advertising & Tenant Find Agency Fee	Half a month's rent
Check In & Inventory Service	Half a month's rent
Deposit Protection	£20.00 for Deposit Value Up to £500. £27.20 for Deposit Value Over £500.

Last updated in November 2026.